

Prices as on 1st June, 17 (Phase - I, II and III)

All Prices are in Lacs

Type of Unit	Unit Price			
PHASE - I				
	PL - 1 (%)	PL - 2 (#)	PL - 3 (*)	PL - 4
Villa Lavender				
(3 BHK+4T + Staff)	66.5 SOLD	63.6 SOLD	60.24	57.37
PHASE - II				
Floor - Iris (2 BHK + 2T)				
Ground Floor	31.6 SOLD	30.2 SOLD	28.61	27.2 SOLD
1st Floor	30.4 SOLD	29.1 SOLD	27.55	26.2 SOLD
2nd Floor	30.2 SOLD	28.9 SOLD	27.34	26.0 SOLD
PHASE - III				
Floor - Magnolia (2 BHK + 2T + Study)				
Ground Floor	41.4 SOLD	39.6 SOLD	37.5 SOLD	35.7 SOLD
1st Floor	39.9 SOLD	38.1 SOLD	36.1 SOLD	34.4 SOLD
2nd Floor	39.5 SOLD	37.8 SOLD	35.8 SOLD	34.1 SOLD
Floor - Iris (2 BHK + 2T)				
Ground Floor	32.0 SOLD	30.70	29.04	27.66
1st Floor	30.9 SOLD	29.58	27.9 SOLD	26.6 SOLD
2nd Floor	30.6 SOLD	29.3 SOLD	27.7 SOLD	26.4 SOLD

Type	Super Area	Built Up Area	Carpet Area as per RERA **	Balcony Area
Villa Lavender (3 BHK+4T + Staff)	1845 sq ft (171.40 sq m)	1476 sq ft (137.12 sq m)	1215 sq ft (112.83sq m)	143 sq ft (13.25 sq m)
Magnolia (2 BHK +2T + Study)	1325 sq ft (123.10 sq m)	1060 sq ft (98.48 sq m)	868 sq ft (80.66 sq m)	122 sq ft (11.37 sq m)
Iris (2BHK + 2T)	1010 sq ft (93.83 sq m)	808 sq ft (75.07 sq m)	696 sq ft (64.62 sq m)	61 sq ft (5.65 sq m)

** RERA- Real Estate Regulatory Act

Schedule of Payments

Construction Link Plan (CLP)	Floor	Villa
a. At the time of booking	10%	10%
b. Within 30 days from booking	10%	20%
c. On commencement of construction	10%	10%
d. On laying of ground floor roof	10%	10%
e. On laying of first floor roof	10%	20%
f. On laying of second floor roof	10%	-
g. On completion of internal plaster	10%	10%
h. On completion of flooring	10%	-
i. On completion of external painting	10%	10%
j. One month before possession	10%	10%

Likely date of possession

- Ph-I, Ph-II & Ph-III are ready for Possession

Note: For handing over every phase undergoes a set of standard process. It includes checking of unit, clearance of payment, preparation of registration documents, registration and possession of unit. This process normally takes 2-3 months time for all units to get handed over after the receipt of completion certificate.

Area Details

- '**CARPET AREA as per RERA** ' means the net usable floor area of apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- '**BUILT-UP AREA**' is the sum of carpet area together with exclusive balcony/ verandah area (covered or uncovered) and the area under the external wall, in case there being a common wall between 2 apartments then 50% of the thickness of such wall.
- '**SUPER AREA**' has no commercial bearing. However, before RERA implementation all units were sold in super area and hence it has been mentioned for comparison with units built and sold earlier. According to us the RERA carpet area & balcony area is a better way of comparison.

Note: Ph-I, Ph-II & Ph-III are complete and RERA is not applicable

Payment Related Information

- All cheques/ drafts to be made in favour of '**Ashiana Manglam Builders**'.
- From 1st July, GST at 18% will be applicable on 2/3rd part of the total cost of the unit. The prices mentioned have not been reduced to incorporate the benefit received by us as a developer. We are processing and calculating the reduction of the prices. This reduction will be passed on to you as soon as we get the clarity and calculation.
- Deduction of Tax @1% on the cost of the unit of ₹ 50 Lac or above would be required. The amount is to be deducted on every payment & the submission of TDS certificate to builder would be the responsibility of the buyer.
- Interest Free Maintenance Security would be charged one month before possession in favour of '**Ashiana Maintenance Services LLP**'. The details are :- for Villa Tulip ₹49,400/-, for Villa Lavender ₹36,900/- for Magnolia ₹26,500/- for Magnolia II ₹22,540/- and for Iris ₹20,200/-.
- Upfront maintenance of 12 months would be charged one month before possession in favour of '**Ashiana Maintenance Services LLP**'.
- Extra lawn area (For private use only) is available with certain villas/ground floors at an extra cost of ₹ 500/sq ft, for Villa & ₹ 300/sq ft for floors will increase/decrease on final measurement proportionately.
- Each buyer shall proportionately contribute towards creation of water infrastructure upto the project. This would be on actual cost basis and currently estimated as ₹ 42/- per sq ft. The contribution per unit shall be contributed at the time of possession or incurred whichever is earlier. Additional contribution per unit may be collected/refunded as per actual cost incurred.
- Documentation charges to be paid at the time of possession ₹7000/- + GST and/or any other taxes (if applicable)
- Additional stamp duty and registration charges would be payable as applicable.
- If the wiremesh is required to be installed, the request is to be made to booking officer during booking time. The payment included GST as mentioned as below, which is to be made in favour of '**Ashiana Manglam Builders**'. For ready unit the installation of wiremesh will take 2 months approximately after the request has been accepted.

Type	Cost (₹)
4BHK villa	₹49,000/-
4BHK villa + Corner	₹52,000 /-
3BHK villa	₹32,000/-
3BHK villa + Corner	₹35,000 /-
2BHK	₹26,000 /-
2BHK + Corner	₹29,000/-
2BHK + Study	₹30,000 /-
2BHK + Study + Corner	₹33,000/-

Miscellaneous

- All units have been provided access to club house, swimming pool, connection to sewerage treatment plant, electricity & gas pipeline.
- The villas will have parking space within their boundary. For day to day comfort of flat residents, the developer will earmark one car parking space for exclusive use for each flat.
- Exclusive right to use of roof is available for the 2nd floor buyer only. However, no construction will be allowed or done on the roof.
- All building plans, layouts, specifications etc. are tentative and subject to variation and modification as decided by the company or competent authority sanctioning such plans.
- Above mentioned prices are subject to change without notice.

BUDGET FOR MONTHLY MAINTENANCE COST

As on 1st June 2017

Activity	Details	Cost/ sq ft on Super Area/month (in ₹)
Security	24 hours security, along with maintaining the entry.	1.00
Horticulture	Will take care of the health of the lawns, greenery and all trees and flowers in the complex.	
Sweeping/ refuse disposal	Sanitation and cleaning of the common areas with garbage collection and disposal.	
Operation of STP, generator, water pump	Operators for the whole complex for power back up and working of sewerage treatment plant.	
Repair & maintenance	On call electrician, plumbers services, helper & mason for the maintenance of the complex and lifeguard for pool.	
Administration cost	Administrative, accounting, stationary and miscellaneous cost.	
Power Supply Charges	Power required for common lighting, running of pumps, lifts, sewerage treatment plant etc. and running of generator (diesel and mobil) shared on proportionately basis.	0.40
Capital Charges	Capital charges, major capital repairs, replacements along with periodical outside painting of the buildings.	0.33
Total Charges		1.73 + GST &/or other taxes (if applicable)*

NOTE:

- * Upfront maintenance of 12 months would be charged. The details are : Villa Lavender ₹ 38,302/- + GST, for Magnolia ₹ 27,507 /- + GST, and for Iris ₹ 20,968/- + GST.
- Common maintenance charges for a period of 12-18 months (to be determined at the time of offer of possession) would be taken in advance, on the basis of area of apartment + GST and any other levies as applicable from time to time shall be payable extra.
- The above working of cost is as per our estimates as date and will vary in cost and scope of work at the time of possession.
- Services will be provided by a wholly owned subsidiary of Ashiana or any other nominated agency.